

Report Title	Programme and Procurement Update
Date & Version	24 th January 2021
Programme Manager	Andros Loizou, Refurbishment Programme Manager
Purpose of report	Provide an overview of the overall programme progress, and main procurement milestones required to design and deliver the Lancaster West Estate refurbishment programme.
Fire Risk Assessment Type 4 Surveys	<p>Frankham's Risk Management continue to undertake a sample of Fire Risk assessment Type 4's across the divergent individual architypes estate wide, and to all communal areas. The total architypes identified to reach the benchmark sample is 169 dwellings. All of the communal areas have been completed. Out of the 169 architypes 50 have been surveyed.</p> <p>Due to COVID 19, access to individual properties has proven to be understandably difficult. As such there have been only 10 additional properties that have been surveyed since the last board report.</p>
Principal designer	<p>Derisk have continued to have regular meetings with all consultants to discuss the design stage to each project, and identify health and safety risks and required mitigation.</p> <p>All designs must be clear in indicating that consideration to minimise risks to health and safety and CDM legislative requirements are met.</p>
Mechanical & Electrical Consultants	<p>Lot 1 (Heating, Hot Water, Ventilation, Electrical, Lighting)</p> <p>TACE - have undertaken numerous surveys and inspections to the district heating system. We have now received the Stage 3 design report to which LWNT will go through and provide feedback. Once this process has been completed, we will be able to arrange a meeting in February for TACE to present the options to the residents.</p> <p>Lot 2 – (CCTV, door entry, and digital TV services) TGA Consultancy Services have undertaken surveys to LWE blocks and are in the process of submitting their proposals and will be providing residents design options in February.</p> <p>Lot 3 – (Treadgold House – Replacement Lift, plus new lift feasibility) Chapman BDSP have concluded the initial feasibility report with the intention to presents design options. However, we will be reviewing the lift designs as part of the Design & Build EnergieSprong net-zero refurbishment of the block thus it is incorporated into the overall programme. As such, we will confirm in February, as to when TGA will be presenting the lift renewal options, and potential additional lifts for those blocks</p>

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Multi-disciplinary consultants

Lot 1 The Walkways – Barandon Walk, Testerton Walk and Hurtsway Walk - Karakusevic Carson Architects

KCA have undertaken surveys and are in the process of submitting their proposals whereupon they will be able to present design options to residents in February.

Lot 2 - Camelford Walk, Camelford Court, Clarendon Walk and Talbot Walk - Penoyre & Prasad

P&P have undertaken surveys and are in the process of submitting their proposals whereupon they will be able to present design options to residents in February.

Lot 3 – Morland House & Talbot Grove House - ECD Architects

ECD have undertaken surveys and are in the process of submitting their proposals whereupon they will be able to present design options to residents in February.

Lot 4 – Treadgold House

Following a successful procurement process, we have now appointed ECD Architects, who will work with us to specify the procurement of the MustBe0 design and build consultancy and contractors who will oversee the required works to Treadgold House.

Lot 5 – Camborne Mews

Following a successful procurement process, we have now appointed ECD Architects.

Lot 6 – Verity Close - ECD Architects

ECD have undertaken surveys and are in the process of submitting their proposals whereupon they will be able to present design options to residents in February.

Renewable Heat Network

We are also seeking to secure funding for the government Heat Networks Investment Project (HNIP) scheme. Below is our progress update:

Designs, Feasibility and grant funding

- 80% of Lancaster West Estate homes are currently connected to the LW1 and LW3 heat networks, which are close to the end of their life. They are also currently gas powered, and therefore it is timely to look at renewable options that would move the estate towards carbon-neutrality.
 - The Notting Dale Heat Network project fits within the wider Refurbishment Programme for the Estate. We're aiming to integrate the heat network and refurbishment.
 - The project will help "Deliver a model social housing estate for the 21st century where residents can live in affordable comfort" and
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support the Council's vision for "Lancaster West to become a model net-zero carbon estate by 2030."

- The Committee on Climate Change has recommended gas boiler phase out dates of 2030 for public sector and 2033 for other buildings.
- £246,000 of grant funding from HNDU has been awarded for the detailed design of a low carbon heat network, including further investigations of the possibility of recovering heat via a sewer source heat pump.
- The Business Case for the Notting Dale Heat Network will be co-designed with residents in February and March 2021, with the support of the Council's heat network project team.
- Provided we can make the case for change, the Business Case will be submitted to the Council and residents for formal approval in Spring 2021.
- A central government funding application for the Notting Dale Heat Network is scheduled for July 2021.

Exploring additional funding opportunities

- UK Government's Social Housing Decarbonisation Scheme. We are waiting on the public announcement of the outcome of three bids. If successful, all three bids will support innovative whole-house retrofits to 7 blocks, which will improve energy performance (all of these blocks currently have average EPC ratings of D), support resident comfort and wellbeing, reduce carbon emissions, and help support a green economic recovery from the pandemic.
- We're also waiting to hear back on a bid for £621,000 in phase 1b of the Green Homes Grant Local Authority Delivery Scheme. This fund is designed to support homes most at risk of fuel poverty, and the funding would be used to install new insulated roofs to Talbot Walk and Clarendon Walk. We already secured £103,000 grant funding for new insulated roof for Camelford Court in the first round of the scheme.
- Treadgold House residents have voted in favour of a net-zero refurbishment of the block, which will be supported by £1.6 million funding from the EU.
- LWNT are continuing to explore additional funding opportunities, including the Government's Green Homes Grant Voucher Scheme.

Pilots updates

TACE - Plasma radiators, with a potential PV energy source – to be installed in early February.

TACE - Fuel cell boiler – we are still unable to install the fuel cell boiler. The reason being is that the fuel cell boiler is still not certified by the BRE. All tests were scheduled to complete by June 2019 but

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due to COVID all testing has been continuously delayed and are scheduled to recommence in February.

Light Follows Behaviour – this pilot scheme is to engage the said lighting specialists to specifically undertake a co-design process with the residents to establish a comprehensive and well-designed approach to the lighting to both Walkways' communal areas and the surrounding landscape.

ePRO HOME - Door Entry System – we are at an early stage in exploring the potential of a mobile integrated door entry system, at Baseline Studios. The pilot will be a study to a video system that has primary functions as per the traditional system and can also provide links/apps to mobile phones, building on the previous pilot of video door entry

Open House 2.0 – we are at the early stages of scoping a whole-house deep retrofit for a three-bedroom property in the Walkways, which will incorporate triple glazing, MVHR, plus the co-designed internal refurbishment.

Surveys progress

As part of the detailed design stage, there are various surveys that are being undertaken as per below:

Topographical Surveys – are being undertaken to all blocks to obtain accurate measurement to all elevations, heights etc.. The designers will use the survey information to produce to ascertain that the designs they propose are feasible and produce 3D designs.

Utility topographical surveys – this entails surveys and mapping all underground utility services. This will ascertain that there is clear information that will assist and ensure that any buried services are located that will particularly assist in the heat network design.

Structural surveys – are being undertaken to all the blocks. This is to ensure that the buildings are structurally capable of accepting any new fabric to the extraneous facades or new heavier roofing systems.

Drone Survey – a series of drone surveys are being undertaken to view the condition of out of reach areas.

Sewer Source Monitoring – sewers to Bramley Road and Bomore Road are being monitored to ascertain if there is adequate flow to be used as a renewable source of heat energy for the heat network.

CCTV Drain Surveys – to be undertaken to the whole LWE to ascertain if there are any major issues the works can be incorporated in the refurbishment works.